



CITY PLAN COMMISSION

AUGUST AGENDA

Wednesday, August 28, 2019

Work Session 12:00 P.M.

City Council Conference Room 290

Public Hearing 1:30 PM

City Council Conference Room 290

200 Texas Street

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/planninganddevelopment/platting/cases>

Commissioners:

Vicky Schoch, CD 1	_____	Arnard Anderson, CD 6	_____
Timothy Bishop, CD 2	_____	Edward Deegan, CD 7	_____
Jim Tidwell, CD 3	_____	Don Boren, Chair CD 8	_____
Mark Brast, CD 4	_____	Melissa Konur, CD 9	_____
Ben Robertson, CD 5	_____	Bob Kelly, Alternate	_____
		Vacant, Alternate	_____

I. WORK SESSION: 12:00 P.M. City Council Conference Room 290

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| A. Correspondence & Comments | Staff & Chair |
| B. Lunch | |
| C. Review of Cases on Today's Agenda | Staff |
| D. 86 th Texas Legislative Session Review – HB 3167 | Staff & Law |
| E. Subdivision Ordinance – Text Amendment | Staff & Law |
| F. City Plan Commission – Resolution | Staff & Law |

II. PUBLIC HEARING: 1:30 P.M. City Council Conference Room 290

- A. Approval of Previous Month's Minutes
- B. Approval of Previously Recorded Final Plats

C. Continued Case (1)

1. **FS-18-270 Slaughter Acres, Block 1, Lots 1, 2, & 3 (Waiver Request): 3 Residential Lots. ETJ – Tarrant County.**

- a. Being a plat of approximately 5.006-acres in the C.K. Gleason Survey, Abstract No. 559, located in Tarrant County, Texas.
- b. General Location: North and east of Chapin/ County Road 1029, south of Old Weatherford Road, and west of Chapel Creek Boulevard.
- c. Applicant: Fulton Surveying, Inc.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to the requirement to dedicate right-of-way along the south and west boundaries of the property.
- e. DRC Recommends: Denial of a Subdivision Ordinance waiver to the requirement to dedicate right-of-way along the south and west boundaries of the property.

D. Consent Cases (10)

2. **FS-19-121 Walter Willi Subdivision, Block 13, Lot 6A (Increase in Lot Yield): Council District 5.**

- a. Being a replat of a portion of Lot 6, Block 13, Walter Willi Subdivision, according to the plat recorded in Volume 1686, Page 371, PRTCT.
- b. Location: 5207 Willie Street.
- c. Applicant: Dean Surveyors LLC.
- d. Applicant Requests: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

3. **FS-19-132** **Masonic Home Addition, Block 22, Lot 7 (Increase in Lot Yield):**
Council District 8.

- a. Being a replat of a portion of Lot 7, Block 22, Masonic Home Addition, according to the plat recorded in Volume 309, Page 37, PRTCT.
- b. Location: 4308 Shackelford Street.
- c. Applicant: G Curtis Surveyors, LLC.
- d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.

4. **FS-19-135** **Greenfield Acres Addition, Block 2, Lot 9RA (Increase in Lot Yield):**
Council District 7.

- a. Being a replat of the south ½ of Lot 9, Block 2, Greenfield Acres Addition, according to the plat recorded in Volume 388-A, Page 104, PRTCT.
- b. General Location: 913 Nannette Street.
- c. Applicant: G Curtis Surveyors LLC.
- d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.

5. **FS-19-137** **Masonic Home Addition, Block 3, Lots 10R1 and 10R2 (Increase in Lot Yield): Council District 8.**

- a. Being replat of Lot 10, Block 3, Masonic Home Addition, according to the plat recorded in Volume 309, Page 37, PRTCT.
- b. Location: 3221 Grayson Street and 3217 Grayson Street.
- c. Applicant: Stevens Land Surveying, PLLC.
- d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.

6. **FS-19-140** **Queensborough, Block 26, Lot 1R1 and 1R2 (Increase in Lot Yield): Council District 7.**

- a. Being replat of Lot 1, Block 26, Queensborough, according to the plat recorded in Volume 240-A, Page 105, PRTCT.
- b. Location: 3828 Bryce Street.
- c. Applicant: Realsearch of Texas.
- d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.

7. **FS-19-144** **Melody Hills, Block 3, Lot 10 and 11 (Increase in Lot Yield): Council District 2.**

- a. Being a replat of a portion of Lot 10 and a portion of Lot 11, Block 3, Melody Hills, according to the plat recorded in Volume 388-R, Page 36, PRTCT.
- b. Location: 4836 Mona Lisa Street.
- c. Applicant: G Curtis Surveyors LLC.
- d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.

8. **FS-19-146** **Sunrise, Block 6, Lot 1R (Increase in Lot Yield): Council District 5.**
- a. Being a replat of a portion of Lot 1, Block 6, Sunrise, an addition to the City of Fort Worth, Tarrant County Texas, as recorded in Volume 204, Page 99, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
 - b. Location: 3004 Mount Horum Way.
 - c. Applicant: Texas Geospatial.
 - d. Applicant Requests: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the increase in lot yield which is in conformance with the Subdivision Ordinance.
9. **PA-19-003** **Anderson Addition (Plat Abandonment): 1 Commercial Lot. Council District 5.**
- a. Being approximately 0.44 acres, Lot 1, Block 1, Anderson Addition, as recorded in Instrument No. D201206856, PRTCT.
 - b. General Location: North of Trinity Boulevard, west of Mosier Valley Road, east of Raider Drive, and south of South Pipeline Road.
 - c. Applicant: American Towers, LLC.
 - d. Applicant Requests: Approval of the plat abandonment which is in conformance with the Subdivision Ordinance.
 - e. DRC Recommends: Approval of the plat abandonment which is in conformance with the Subdivision Ordinance.
10. **VA-19-012** **Physical Closure of a Portion of 30th Street (Street Closure): Council District 2.**
- a. Being a physical closure of a portion of 30th Street at the intersection of 30th Street and Prairie Avenue, located in the City of Fort Worth, Tarrant County, Texas.
 - b. General Location: South of Prairie Avenue, east of Roosevelt Avenue and west of Loving Avenue.
 - c. Applicant: City of Fort Worth.
 - d. Applicant Requests: Approval of the recommendation to City Council for the physical closure of a portion of 30th Street.
 - e. DRC Recommends: Approval of the recommendation to City Council for the physical closure of a portion of 30th Street.

11. **PP-19-018** **Vista Summer Creek Addition: 6 Commercial Lots. Council District 6.**

- a. Being approximately 8.322 acres situated in the John Van Lent Survey, Abstract No. 1871, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Summer Creek Drive, south of Sycamore School Road, north of Columbus Trail, and west of Creek Meadow Drive.
- c. Applicant: Columbus Trail 94 LTD.
- d. Applicant Requests: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.
- e. DRC Recommends: Approval of the preliminary plat which is in conformance with the Subdivision Ordinance.

E. New Cases (11)

12. **FS-19-006** **Shaw Addition, Block 1, Lot 3 (Waiver Request): 1 Non-residential Lot. Council District 8.**

- a. Being 9.591 acres of land situated in the Samuel Woody Survey, Abstract Number 1638, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Southeast Loop 820 and east of Campus Drive.
- c. Applicant: Cidema Three Limited Partnership.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver to allow an industrial development to be served by a cul-de-sac.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to allow an industrial development to be served by a cul-de-sac.

13. **FS-19-105 Johnson Addition, Block 1, Lots 9 Through 12 (Waiver Request): 4 Residential Lots. Council District 5.**

- a. Being 1.2 acres of land situated in the William R. Loving Survey, Abstract Number 944, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and east of Vine Street and west of Knapp Lane.
- c. Applicant: Tri Counties Surveying.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow one residential lot to have double-frontage on two local streets, rather than double-frontage on an arterial and a local street.
- e. DRC Recommends: Approval of a Subdivision Ordinance waiver to allow one residential lot to have double-frontage on two local streets, rather than double-frontage on an arterial and a local street.

14. **FS-19-117 Karren Addition, Block 15, Lots 1R and 2R (Waiver Request): 2 Commercial Lots. Council District 2.**

- a. Being a replat of the remaining portion of Block 15, Karren Addition Third Filing, recorded in Volume 388-G, Page 60, PRTCT.
- b. General Location: South of 30th Street, west of North Freeway, east of Ray Simon Drive, and north of Dewey Street.
- c. Applicant: Ettore Properties LLC.
- d. Applicant Requests: Approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for two industrial streets, Dewey Street and NE 30th Street.
- e. DRC Recommends: Approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for two industrial streets, Dewey Street and NE 30th Street.

15. **FS-19-125 Southland Subdivision, Fields Welch Addition, Block 10, Lot 1R (Waiver Request): 1 Commercial Lot. Council District 9.**

- a. Being a replat of Lots 1, 2, 3, 4, 5 and 6, Southland Subdivision of Block 10, Field's Welch Addition, according to the plat recorded in Volume 310, Page 5, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Terrell Avenue, east of 8th Avenue, west of 7th Avenue and north of West Pulaski Street.
- c. Applicant: Cook Children's Medical Center.
- d. Applicant Requests: Approval of two Subdivision Ordinance waivers: 1) to waive the requirement to dedicate an additional five feet for the alley, and 2) to waive the requirement to dedicate a 10-foot by 10-foot corner clip right-of-way dedication at the intersection of the alley and 8th Avenue.
- e. DRC Recommends: Approval of two Subdivision Ordinance waivers: 1) to waive the requirement to dedicate an additional five feet for the alley, and 2) to waive the requirement to dedicate a 10-foot by 10-foot corner clip right-of-way dedication at the intersection of the alley and 8th Avenue.

16. **VA-19-011 Vacation of a Portion of an Alley in Southland Subdivision of Block 10, Fields Welch Addition (Vacation and Waiver): Council District 9.**

- a. Being a vacation of a portion of an alley in Southland Subdivision of Block 10, Fields Welch Addition, as recorded in Volume 310, Page 5, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of West Terrell Avenue, east of 8th Avenue, west of 7th Avenue and north of West Pulaski Street.
- c. Applicant: Cook Children's Medical Center.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of this alley in Southland Subdivision of Block 10, Fields Welch Addition.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of this alley in Southland Subdivision of Block 10, Fields Welch Addition.

17. VA-19-014 Vacation of a Portion of Peach Street and a Portion of East 1st Street (Vacation and Waiver): Council District 8.

- a. Being a vacation of a portion of Peach Street and a portion of East 1st Street within the railroad right-of-way, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Hampton Street and east of Live Oak Street.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of the recommendation to City Council for the requested vacation of these portions of Peach Street and East 1st Street; and approval of the requested Subdivision Ordinance waiver to the requirement to include the vacated right-of-way in a replat.
- e. DRC Recommends: Approval of the recommendation to City Council for the requested vacation of these portions of Peach Street and East 1st Street. DRC recommends approval of the requested Subdivision Ordinance waiver to the requirement to include the vacated right-of-way in a replat.

18. PP-19-006 Westside Heights, Block 1, Lots 1-3; Block 2, Lot 1; Block 3, Lots 1 & 2: 4 Multifamily Lots and 2 Commercial Lots. Council District 2.

- a. Being approximately 67.10 acres situated in the J. Bowman Survey, Abstract No. 81, the J. Bonham Survey, Abstract No. 99, and the Garcia, Montez & Duran Survey, Abstract No. 627, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of Santos Drive, north of Azle Avenue, west of Sherman Avenue and south of Northwest Loop 820.
- c. Applicant: Azle Avenue Apartments, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow the multifamily block face of Lot 1, Block 3 to exceed the maximum distance of 1,000 feet and 2) to allow the multifamily block face of Lot 1, Block 2 to exceed the maximum distance of 1,000 feet.
- e. DRC Recommends: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to allow the multifamily block face of Lot 1, Block 3 to exceed the maximum distance of 1,000 feet.

DRC recommends denial of a Subdivision Ordinance waiver to allow the multifamily block face of Lot 1, Block 2 to exceed the maximum distance of 1,000 feet.

19. **PP-19-025 Younger Ranch Estates: 55 Single-Family Detached Lots, and 1 Private HOA Lot. Extraterritorial Jurisdiction (ETJ) – Parker County.**

- a. Being 127.46 acres, being the remainder of a 131.875 acre tract of land, situated in the William B. Brent Survey, Abstract Number 114, described in Volume 1793, Page 1983 of the Deed Records, Parker County, Texas.
- b. General Location: South of Younger Ranch Road, east of Farmer Road, west of Boyce Lane, and north of White Settlement Road.
- c. Applicant: Baird, Hampton & Brown Engineering & Surveying.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow one block face (Block A) to exceed the maximum 1,950-foot block length, 2) to not provide a stub-out to unplatted property, 3) to allow a connectivity index below the required 1.4 minimum link-to-node ratio, 4) to allow cul-de-sac diameter less than 80 feet, 5) to not provide the minimum 100 feet of frontage for Newsom Cemetery, and 6) to allow a rural street section.
- e. DRC Recommends: Approval of the preliminary plat and approval of Subdivision Ordinance waivers: 1) to allow one block face (Block A) to exceed the maximum 1,950-foot block length, 2) to not provide a stub-out to unplatted property, 3) to allow a connectivity index below the required 1.4 minimum link-to-node ratio, 4) to allow cul-de-sac diameter less than 80 feet, 5) to not provide the minimum 100 feet of frontage for Newsom Cemetery, and 6) to allow a rural street section.

20. **PP-19-031 R&S Miller Family Addition: 6 Industrial Lots, and 2 Private POA Lots. Council District 7.**

- a. Being 54.81 acres situated in the William McCowen Survey, Abstract No. 999, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Golden Triangle Boulevard, east of Harmon Road, west of I-35W, and north of Josh Road.
- c. Applicant: R&S Miller Family Limited Partnership.
- d. Applicant Requests: Approval of the preliminary plat and approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for a street or public access easement that serves industrially zoned property.
- e. DRC Recommends: Approval of the preliminary plat and approval of the Subdivision Ordinance waiver of the Master Thoroughfare Plan requirement for a minimum right-of-way width of 80 feet for a street or public access easement that serves industrially zoned property.

21. PP-19-038 Chisholm Trail Ranch, Block 4, Lots 1 and 2X through 4X: 1 Multifamily Lot and 3 Private HOA Open Space Lots. Council District 6.

- a. Being approximately 22.14 acres situated in the Juan Albirado Survey, Abstract No. 4, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of McPherson Boulevard, east of Chisholm Trail Parkway, west of Summer Creek Drive and south of Risinger Road.
- c. Applicant: SLV IV – Chisholm Trail LP.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow the multifamily block face to exceed the maximum distance of 1,000 feet, and 2) to permit alternate street sections for two collector roadways.
- e. DRC Recommends: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers: 1) to allow the multifamily block face to exceed the maximum distance of 1,000 feet, and 2) to permit alternate street sections for two collector roadways.

22. PP-19-042 Marco Addition, Block 3, Lots 1R, 2, 3, and 4; Block 4, Lot 1: 5 Industrial Lots. Council District 3.

- a. Being approximately 67.20 acres situated in the John Bursey Survey, Abstract Number 128 and the Hays Covington Survey, Abstract Number 256, City of Fort Worth, Tarrant County, Texas and a replat of Lot 1, Block 3, Marco Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 7787, DRTCT.
- b. General Location: West of Alameda Street, north of Chapin Road, east of Longvue Avenue, and south of Camp Bowie West Boulevard (Spur 580).
- c. Applicant: Havener Rupert LTD Partnership.
- d. Applicant Requests: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to allow an industrially zoned development to be served by a public access easement that is less than the required 80-foot width per the Master Thoroughfare Plan.
- e. DRC Recommends: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to allow an industrially zoned development to be served by a public access easement that is less than the required 80-foot width per the Master Thoroughfare Plan.

F. Other Matters of Business (4)

23. AX-19-010 1800 Cleburne Crowley Road (Annexation Request): Proposed for Nonresidential Development. ETJ – Tarrant County. Future Council District 6.

- a. Being 96.596 acres of land situated in the Antonio Fernandez Survey, Abstract No. 506, Tarrant County, Texas, containing all of those certain tracts of land conveyed to Crowley I.S.D., as filed in Instrument No's. D206044642 and D218171049, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and containing apparent Right-of-Way (R.O.W) contained within Longhorn Trail (variable width), located in Tarrant County, Texas.
- b. Location: 1800 Cleburne Crowley Road.
- c. Applicant: Crowley Independent School District.
- d. Applicant Requests: Approval of a recommendation to City Council for the owner-initiated annexation of 96.596 acres, located at 1800 Cleburne Crowley Road.
- e. DRC Recommends: Approval of a recommendation to City Council for the owner-initiated annexation of 96.596 acres, located at 1800 Cleburne Crowley Road.

24. AX-19-011 10400 W. Cleburne Road (Annexation Request): Proposed for Residential Type Development. ETJ – Tarrant County. Future Council District 6.

- a. Being a 40.043 acre tract of land situated in the John Korticky Survey, Abstract No. 914, Tarrant County, Texas, and being all of a 40.043 acre tract of land conveyed to Benchmark Acquisitions LLC, as recorded in County Clerk's File No. D219085015, Official Public Records, Tarrant County, Texas.
- b. Location: 10400 W. Cleburne Road.
- c. Applicant: Benchmark Acquisitions LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the owner-initiated annexation of 40.043 acres, located at 10400 W. Cleburne Road.
- e. DRC Recommends: Approval of a recommendation to City Council for the owner-initiated annexation of 40.043 acres, located at 10400 W. Cleburne Road.

25. Resolution to Approve Compliant Plats. All Council Districts.

DRC Recommends: Approval of a resolution to approve all plats and construction plans that comply with the Subdivision Ordinance and referenced design standards.

26. AX-18-012 Northstar Ranch LLC (Limited-Purpose Annexation Request): Proposed for Commercial Type Development. ETJ – Wise County. Future Council District 7.

- a. Being approximately 19.38 acres of land situated in the T. & P.R.R. Co. Survey, Abstract Number 1035, Wise County, Texas, and being a portion of that tract of land described by deed to Northstar Ranch LLC, (tract 3) recorded in Instrument Number D217014609, County Records, Tarrant County, Texas.
- b. General Location: North of Avondale Haslet Road, east of U.S Business Highway 287, and west of Burlington Northern Santa Fe Railroad.
- c. Applicant: Northstar Ranch, LLC.
- d. Applicant Requests: Approval of a recommendation to City Council for the limited-purpose annexation of 19.384 acres, located within the Northstar Ranch development.
- e. DRC Recommends: Approval of a recommendation to City Council for the limited-purpose annexation of 19.384 acres, located within the Northstar Ranch development.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 23, 2019 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser